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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 6, 2019

SUBJECT: A. UP18-40, COOPER & GUADALUPE RETAIL: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROX. 1.07 ACRES LOCATED AT THE NORTHEAST CORNER OF COOPER AND GUADALUPE ROADS TO ALLOW AN EATING AND DRINKING ESTABLISHMENT (RESTAURANTS, LIMITED SERVICE) IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT.

B. DR18-208, COOPER & GUADALUPE RETAIL: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 1.07 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF COOPER AND GUADALUPE ROADS, AND ZONED NEIGHBORHOOD COMMERCIAL (NC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Diversified Partners
 Name: Alexandra Schuchter
 Address: 7500 E. McDonald Dr., #100A
 Scottsdale, AZ 85250
 Phone: (480) 205-9652
 Email: alexandra@dpcr.com

Company: WNDG
 Name: Walter Brown
 Address: 7500 E. McDonald Dr., #100A
 Scottsdale, AZ 85250
 Phone: (480) 947-8800
 Email: waltb@dpcr.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>July 25, 1995</i>	Town Council approved Z95-16, adopting Ordinance No. 941, establishing the RCC zoning equivalent to C-1 zoning for the subject site.
<i>November 9, 1995</i>	Design Review Board approved DR95-47 for an ARCO gas station and convenience store located just west of the subject site.
<i>July 10, 2002</i>	Planning Commission approved UP02-04, a Use Permit for a drive-through facility for a Jack-in-the-Box restaurant on the subject site.
<i>July 11, 2002</i>	Design Review Board approved DR02-33 for a Jack-in-the-Box restaurant on the subject site.
<i>May 12, 2005</i>	Design Review Board approved DR05-01 Casa de Cooper Offices and Retail Buildings located to the south and east of the subject site.
<i>October 11, 2007</i>	Design Review Board approved DR07-86 for the Human Bean at Casa De Cooper Retail Center on the subject site.

Overview

The applicant is proposing a 6,000 sq. ft. building with a 400 sq. ft. outdoor patio and a drive-through, divided into four (4) independent suites proposed for commercial and restaurant uses. In addition to the Design Review application for the proposed building, a Conditional Use Permit application has also been submitted to allow an Eating and Drinking Establishment (Restaurants, Limited Service) in the Neighborhood Commercial (NC) zoning district. The subject site is located on a 1.07 acre vacant parcel situated within an existing commercial center, Casa de Cooper, which was approved in 2005. The subject site is generally located at the northeast corner of Cooper and Guadalupe Roads, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Neighborhood Commercial (NC)	Neighborhood Commercial (NC) with PAD overlay	Retail Shops
South	Light Industrial (LI)	Light Industrial (LI)	Guadalupe Road then Bushtex Inc.

East	Neighborhood Commercial (NC)	Neighborhood Commercial (NC) with PAD overlay	Retail Shops
West	Neighborhood Commercial (NC)	Neighborhood Commercial (NC) with PAD overlay	ARCO Gas Station
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC) with PAD overlay	Vacant lot

Project Data Table

Site Development Regulations	Required per LDC and Ordinance No. 941	Proposed
Minimum Size of Use or User (sq. ft.)	25,000 sq. ft.	6,400 sq. ft.
Maximum Height (ft.)/Stories	25' / 1 Story	24' / 1 Story
Minimum Building Setbacks (ft.)		
Front	20'	20'
Side (nonresidential)	10'	10'
Rear (nonresidential)	15'	15'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (nonresidential)	10'	10'
Rear (nonresidential)	15'	15'
Landscaping (% of net lot area)	15%	29%
Parking	38 Spaces	37 Spaces

DISCUSSION

The subject site has previously been approved for two (2) separate developments, a Jack-in-the-Box fast food restaurant in 2002 and a Human Bean espresso beverage franchise in 2007. Neither of the two (2) approved projects pursued development and both of their approvals have expired. The current project has completed first review and comments have been sent to the applicant. Additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Conditional Use Permit

The applicant is requesting a Conditional Use Permit to allow an Eating and Drinking Establishment (*Restaurants, Limited Service*) in the Neighborhood Commercial (NC) zoning district. This request is specific to the proposed restaurant use located on the western portion of the building. The Land Development Code (LDC) Article 6.1 Use Definitions provides the following description:

Restaurants, Limited Service. Eating and Drinking Establishments providing food prepared on-site, sold to patrons who pay before eating. Food and beverages may be consumed on the premises, taken out, or delivered. No table service is provided. This classification includes cafeterias, cafes, fast-food outlets, pizzerias, and snack bars.

To approve a Conditional Use Permit, the Planning Commission must find that all four Findings of Fact, identified under LDC Section 5.403, have been met. The required Findings of Fact are as follows:

1. *The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.*
2. *The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.*
3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.*
4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

The applicant has applied for a Conditional Use Permit (UP18-40) that is being concurrently reviewed with the Design Review application (DR18-208). The aforementioned Conditional Use Permit must be approved by the Planning Commission prior to approval of the Design Review application.

Design Review

Site

The proposed 6,000 sq. ft. building is situated on a vacant pad located within an existing commercial center. There are existing retail buildings to the south and east of the subject site with and an existing Arco/AMPM gas station to the west. A drive-through has been proposed to support the restaurant suite located on the western portion of the building.

Primary access is provided off of Guadalupe Road with secondary access provided off of Cooper Road. Both access points and drive aisles are presently existing. The subject site will also have a connection to the existing gas station to the west providing additional access and increasing the circulation of the greater site area. In addition to the nine (9) existing parking stalls on the site, twenty-eight (28) new parking stalls have been proposed. One (1) pedestrian connection has been proposed internally within the site on the eastern portion. *Staff is requesting input on the addition of pedestrian connections from the subject site to the existing retail shops to the south and east of the subject site to increase pedestrian walkability.*

Landscape

The subject site exceeds the landscape percentage requirements and foundation landscaping is provided along all four (4) sides of the building and along the proposed drive-through. A combination of Chinese Elm, Mulga, and Red Push Pistache have been utilized for the tree palette. In order to comply with code, a minimum of 50 percent of the required arterial street trees shall be the district's designated Streetscape Theme Tree. For District 1, the Streetscape Theme Tree is Mondel Pine, which will be required to be incorporated into the street frontage tree palette. A variety of accent and ground cover plants have been proposed, some of which include Red Yucca, Baja Ruellia, Orange Jubilee, Desert Spoon, and Lantana.

Elevations, Colors, and Materials

The proposed elevations' design, colors, and materials have been modeled after the existing retail shops to the south and east to create a cohesive design throughout the center. The primary building material includes stucco painted in a range of warm brown tones with stone veneer and painted metal utilized as accent materials. The metal accents proposed are comprised of an intricate geometric design and are placed above the storefronts and proposed drive-through canopy. *Staff is requesting general input on the building elevations.*

Signage

Signage is not included in this approval and must comply with DR02-33 the Comprehensive Sign Plan for the Casa de Cooper. The signage shown is for reference only. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall site layout; and
2. Building elevations.

Respectfully submitted,



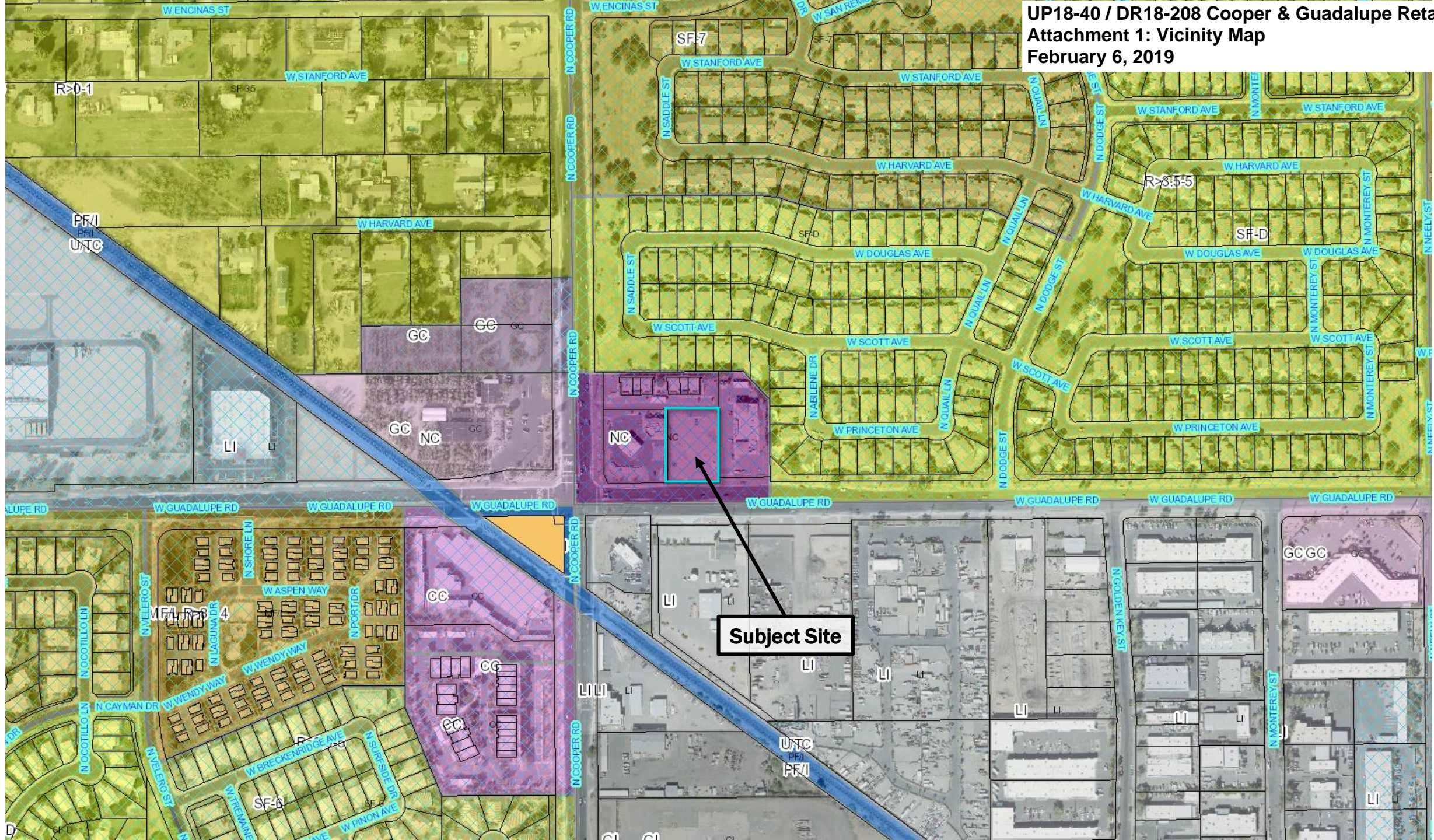
Sydney Bethel
Planner II

Attachments and Enclosures:

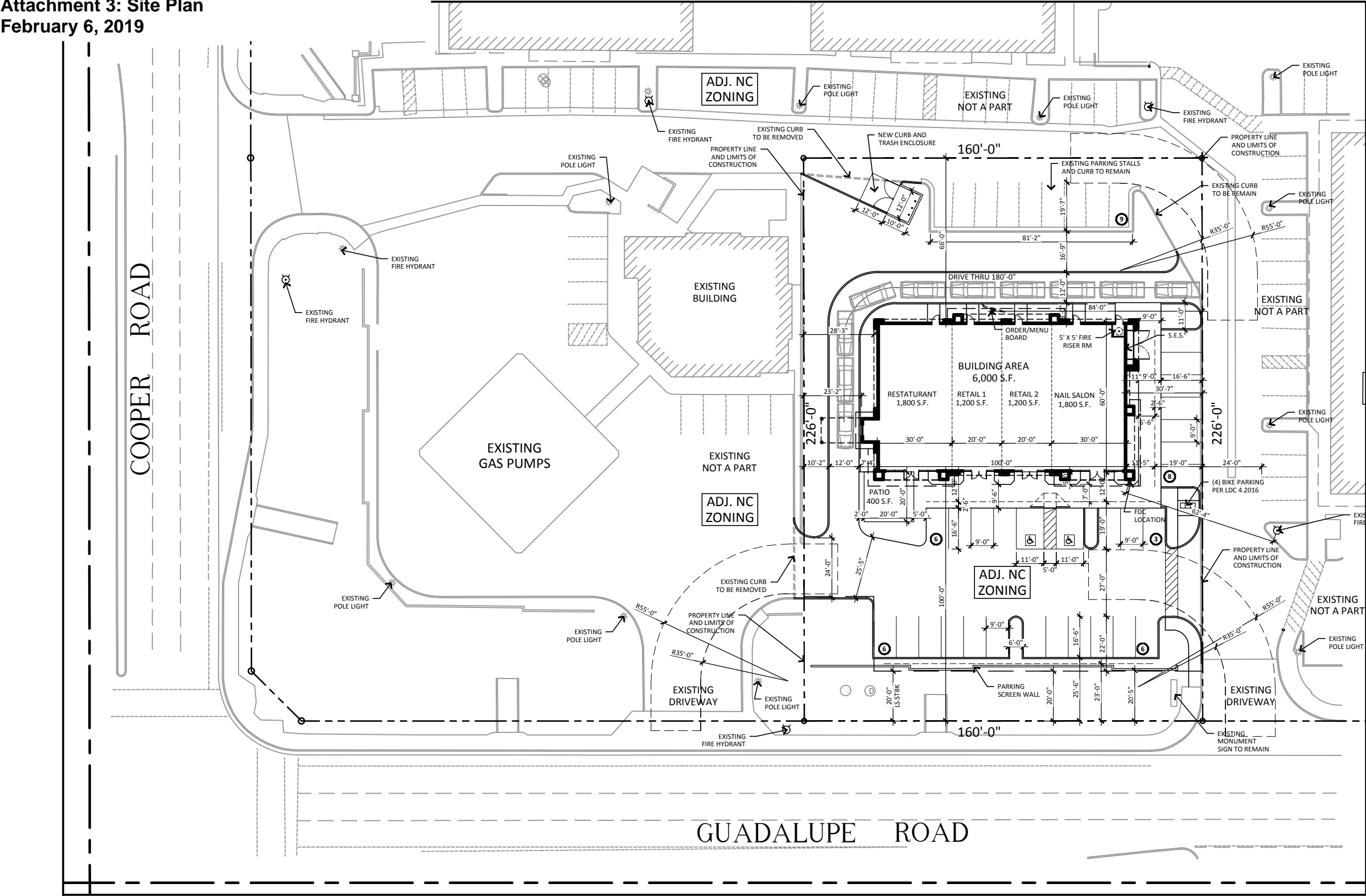
- 1) Vicinity Map
- 2) Aerial Photo
- 3) Site Plan
- 4) Landscape Plan
- 5) Grading and Drainage
- 6) Colors and Materials

- 7) Elevations
- 8) Floor Plan
- 9) Lighting and Details
- 10) Context Photos of Existing Commercial Center

**UP18-40 / DR18-208 Cooper & Guadalupe Retail
Attachment 1: Vicinity Map
February 6, 2019**







PROJECT DIRECTORY

DEVELOPER:
DIVERSIFIED PARTNERS, LLC
7500 E McDONALD DRIVE SUITE 100A
SCOTTSDALE AZ 85250
CONTACT: ALEXANDRA SCHUCHTER
PHONE: 480-205-9625
FAX:
E-MAIL: alexandra@dpcrc.com

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

PARCEL NUMBER (APN): 310-10-088
EXISTING ZONING: NC
GROSS SITE AREA: 1.07 ACRES (46,560 S.F.)
NET SITE AREA: 0.83 ACRES (36,160 S.F.)

PROPOSED USE: RETAIL / RESTAURANT

BUILDING AREA: 1,800 S.F.
RESTAURANT: 400 S.F.
PATIO SEATING: 1,200 S.F.
RETAIL 1: 1,200 S.F.
RETAIL 2: 1,200 S.F.
NAIL SALON: 1,800 S.F.

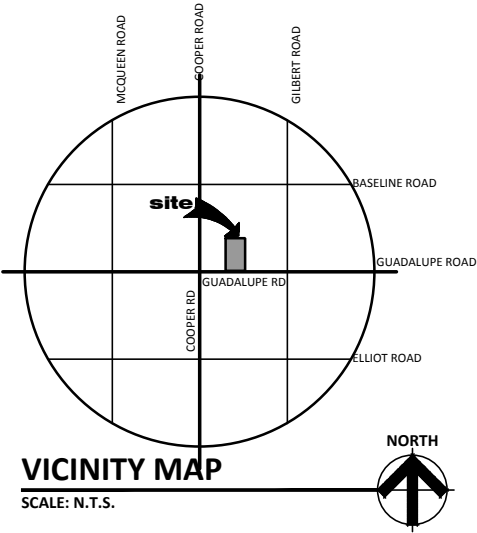
TOTAL BUILDING AREA: 6,400 S.F.

TOTAL PARKING REQUIRED:
RESTAURANT - 1/100 S.F. 18 SPACES
OUTDOOR PATIO - 1/400 1 SPACE
RETAIL (1200 +1200) - 1/250 10 SPACES
NAIL SALON - 1/250 7 SPACES

TOTAL PARKING REQUIRED 36 SPACES.

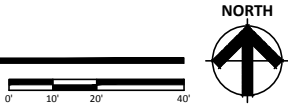
PARKING PROVIDED:
a) EXISTING 9 SPACES
b) NEW PROPOSED 29 SPACES
TOTAL PARKING PROVIDED 38 SPACES

ACCESSIBLE SPACES REQUIRED: 2
ACCESSIBLE SPACES PROVIDED: 2



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



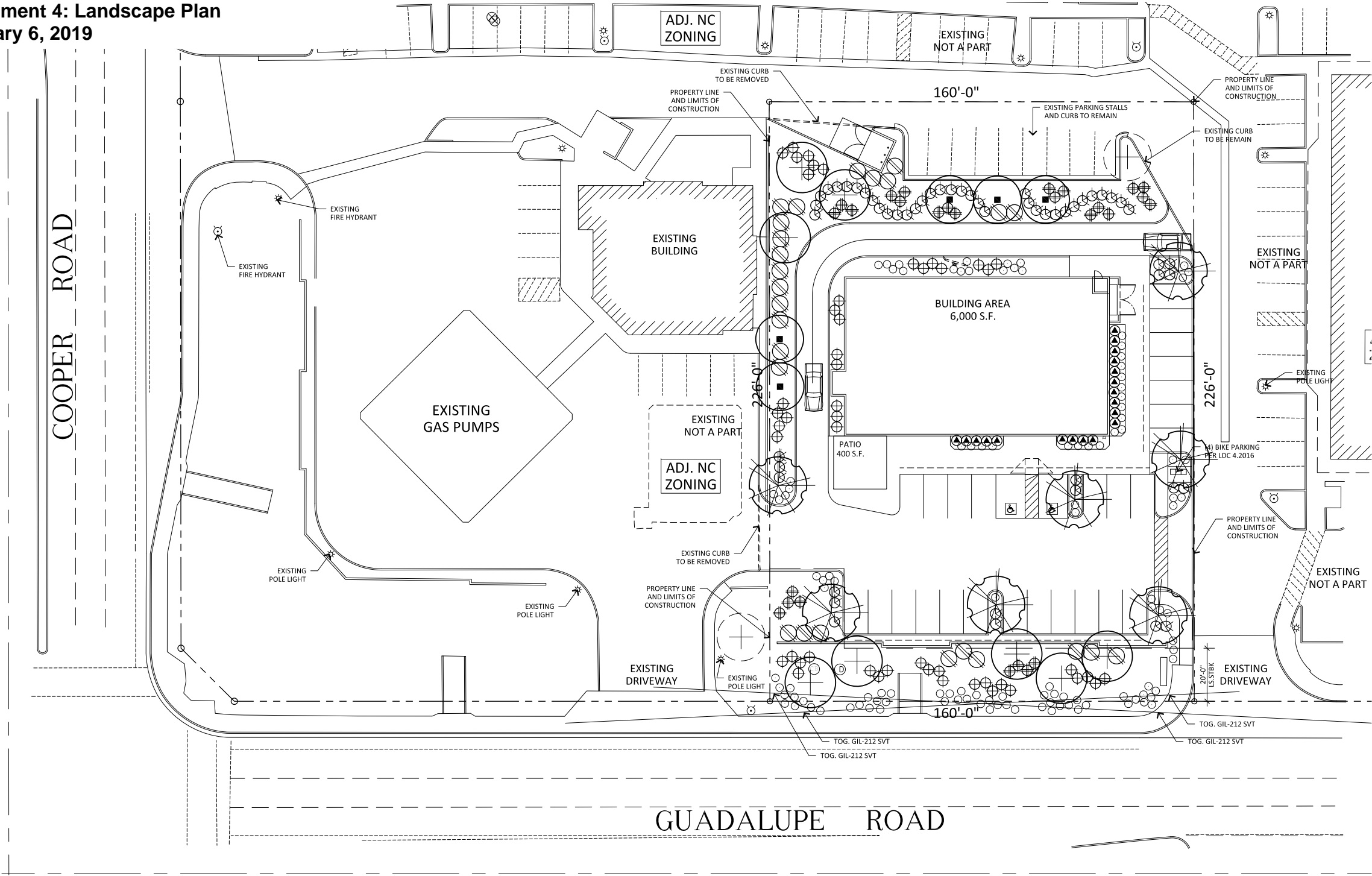
COOPER AND GUADALUPE RETAIL
NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
DATE: 11-09-2018 (PRELIMINARY)

SP-1

RKAA# 18207.00

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TOWN OF GILBERT
LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEWPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. GAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:
THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX).

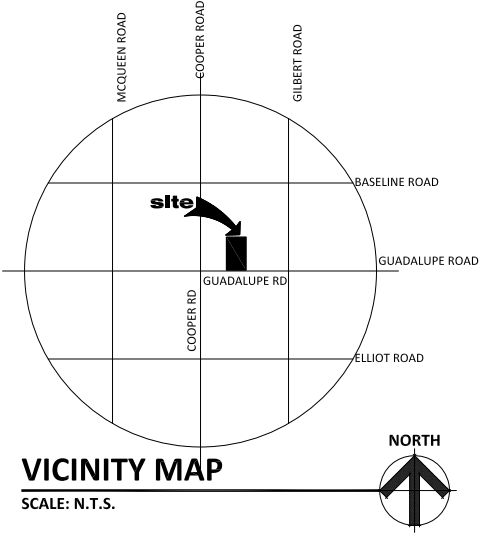
ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

LANDSCAPE SITE DATA

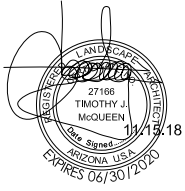
GROSS SITE AREA:	1.07 ACRES (46,560 S.F.)
NET SITE AREA:	0.83 ACRES (36,160 S.F.)
OFF-SITE LANDSCAPE AREA:	773 S.F.
ON-SITE LANDSCAPE AREA:	10,351 S.F. (29%)
TOTAL LANDSCAPE AREA:	11,124 S.F.

LANDSCAPE LEGEND

	ULMUS PARVIFOLIA CHINESE ELM 2" CALIP., 6.5'T, 4.5"W		EXISTING TREE PROTECT FROM CONSTRUCTION		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 2" CALIP., 5.5'T, 4"W		RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON		DASYLIIRION WHEELERI DESERT SPOON 5 GALLON		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	PISTACHE 'RED PUSH' RED PUSH PISTACHE 1.5" CALIP., 8'T, 3.5"W		TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON		MATCH ADJACENT AM/PM DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjmla.net



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



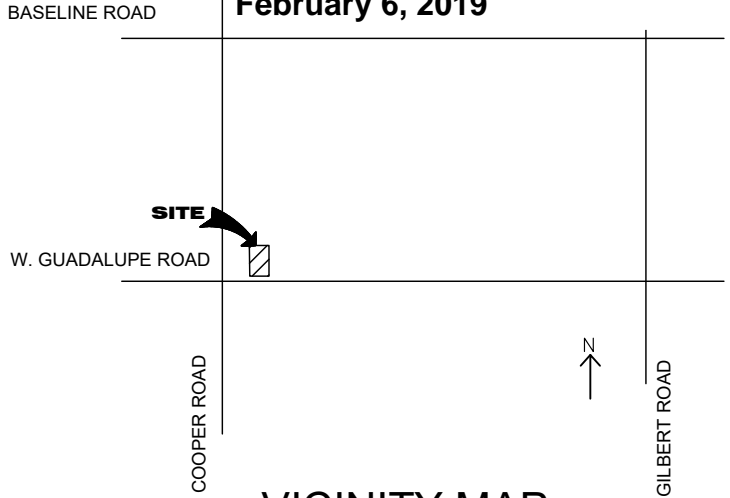
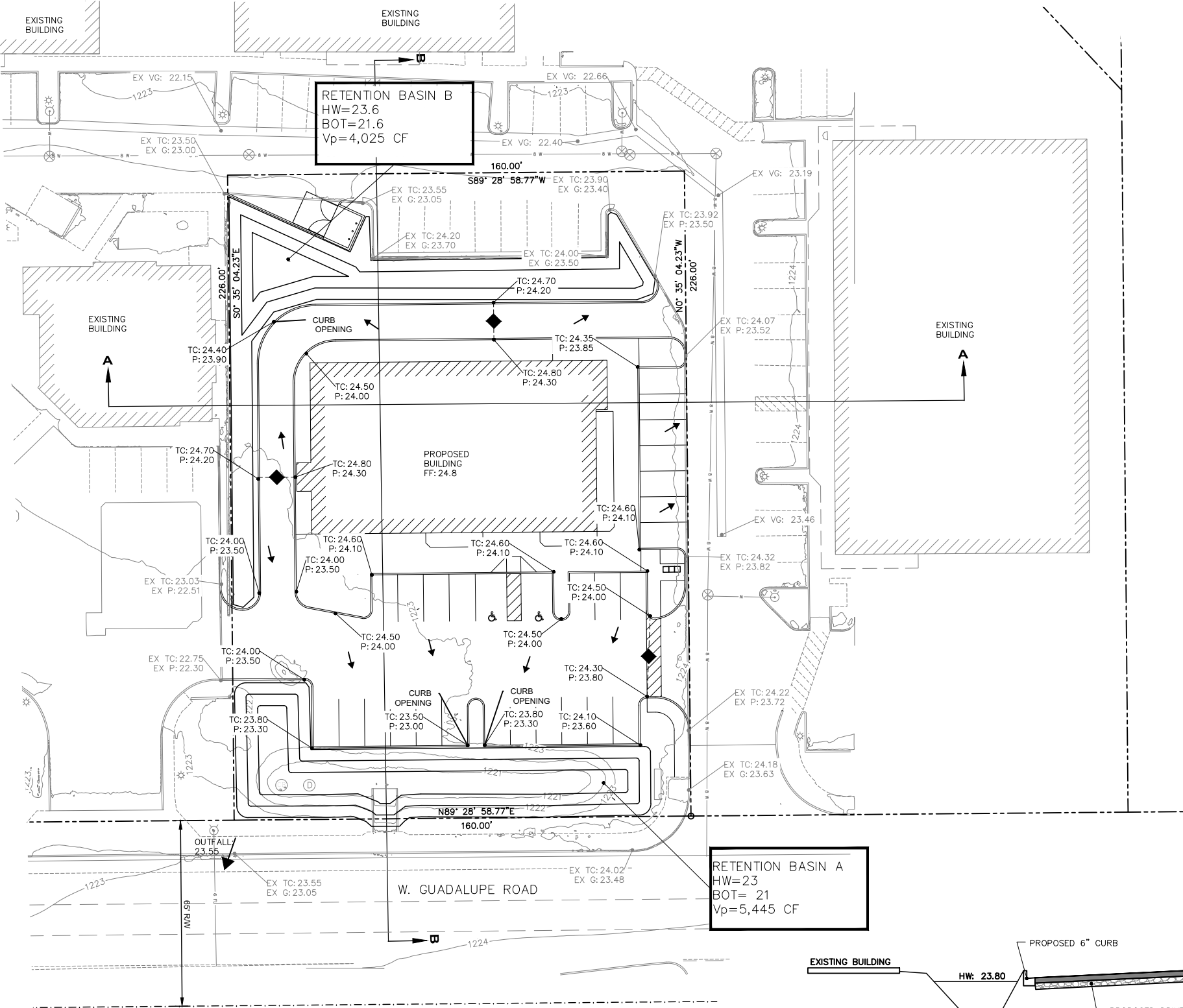
COOPER AND GUADALUPE RETAIL
NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
DATE: 11-15-2018 (PRELIMINARY)

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VICINITY MAP
N.T.S.

RETENTION REQUIRED:

ON SITE:	
SITE AREA:	36,226 SF
WEIGHTED C:	0.86
D(FT):	0.25
VREQ:	7,789 CF

OFF SITE:	
EXISTING BASIN (1' DEEP)	1,660 CF
TOTAL	9,449 CF

RETENTION PROVIDED:

BASIN A: (2' DEEP)	5,445 CF
BASIN B: (2' DEEP)	4,025 CF
TOTAL	9,470 CF

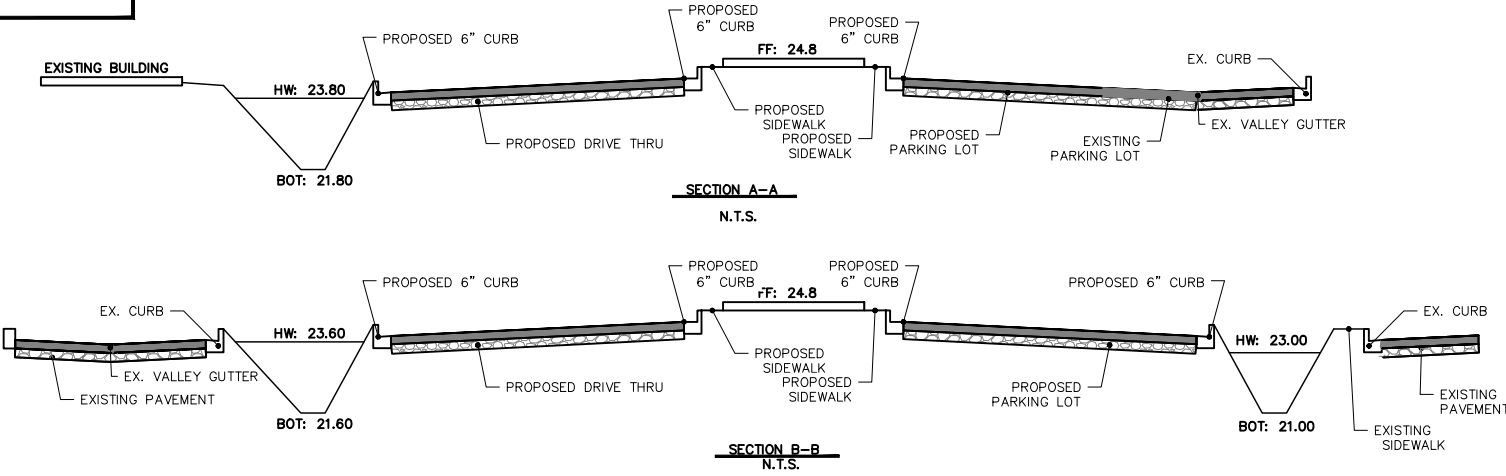
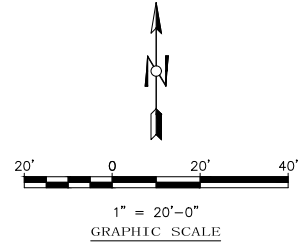
PROJECT DATA

GROSS AREA:	46,588 SF
NET AREA:	36,226 SF

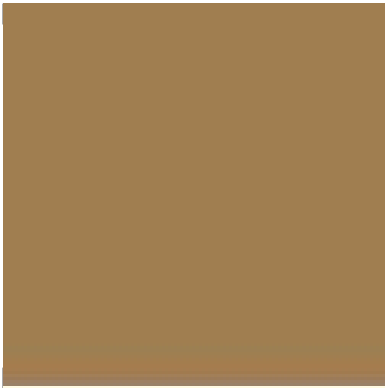


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PRELIMINARY
GRADING PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUEST THE SUBMISSION OF BILLING OR ESTIMATES IN BILLY CYCLES OTHER THAN QUARTLY CYCLES. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN SCHEDULE OF BILLY CYCLES SHALL BE AVAILABLE TO THE PROJECT TO AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME: HREHNA
ADDRESS: 2401 N. LINDSEY AVE. #100
CITY: PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900



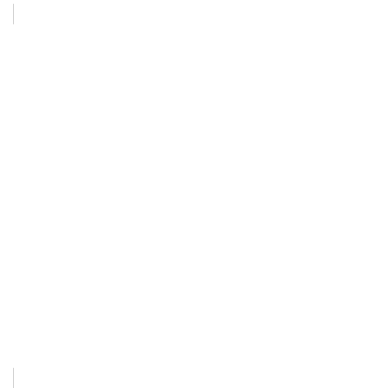
COOPER AND GUADALUPE RETAIL
NEAR NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W. GUADALUPE ROAD
GILBERT, ARIZONA 85233



A PAINT:
MFG: DUNN EDWARDS
COLOR: BURNT BUTTER
SPEC #: DET483



B PAINT:
MFG: DUNN EDWARDS
COLOR: ALMOND LATTE
SPEC #: DE6143



C PAINT:
MFG: DUNN EDWARDS
COLOR: WHITE
SPEC #: DEW380



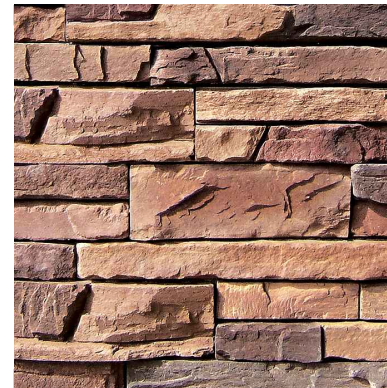
D PAINT:
MFG: DUNN EDWARDS
COLOR: HOMESTEAD
SPEC #: DE6096



E 8X8X16 CMU BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: VERANDA GOLD DE6187



F ALUMINUM STOREFRONT:
MFG: KAWNEER
FINISH: BLACK



G STONE VENEER:
MFG: CORONADO STONE
SPEC: LEDGESTONE SERIES
COLOR: QUICK STACK



H TILE:
MFG: DAL TILE
COLOR: EV99 COTTAGE BROWN

COOPER AND GUADALUPE RETAIL

NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
DATE: 11-16-2018 (PRELIMINARY)

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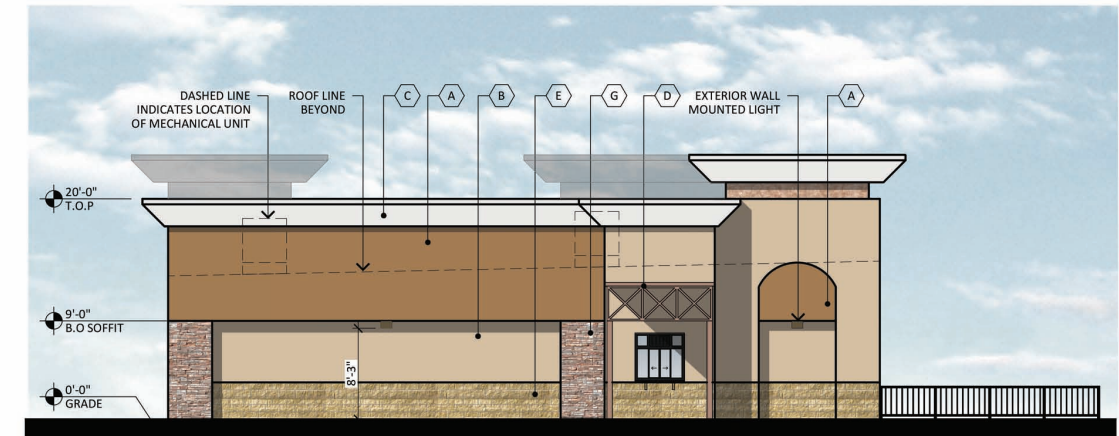
MATERIALS & COLORS

A PAINT: MFG: DUNN EDWARDS COLOR: BURNT BUTTER SPEC #: DET483	C PAINT: MFG: DUNN EDWARDS COLOR: WHITE SPEC #: DEW380	E 8X8X16 CMU BLOCK: MFG: SUPERLITE BLOCK FINISH: SPLIT FACE COLOR: VERANDA GOLD DE6187	G STONE VENEER: MFG: CORONADO STONE SPEC: LEDGESTONE SERIES COLOR: QUICK STACK
B PAINT: MFG: DUNN EDWARDS COLOR: ALMOND LATTE SPEC #: DE6143	D PAINT: MFG: DUNN EDWARDS COLOR: HOMESTEAD SPEC #: DE6096	F ALUMINUM STOREFRONT: MFG: KAWNEER FINISH: BLACK	H TILE: MFG: DAL TILE COLOR: EV99 COTTAGE BROWN



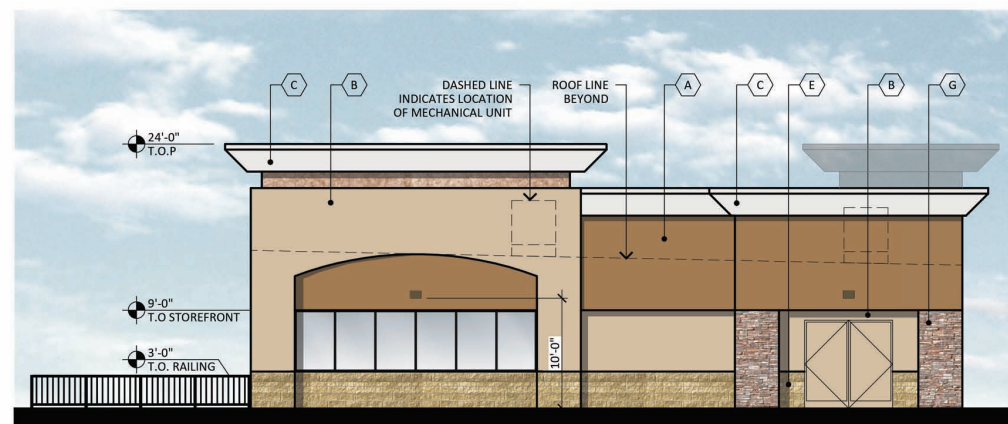
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



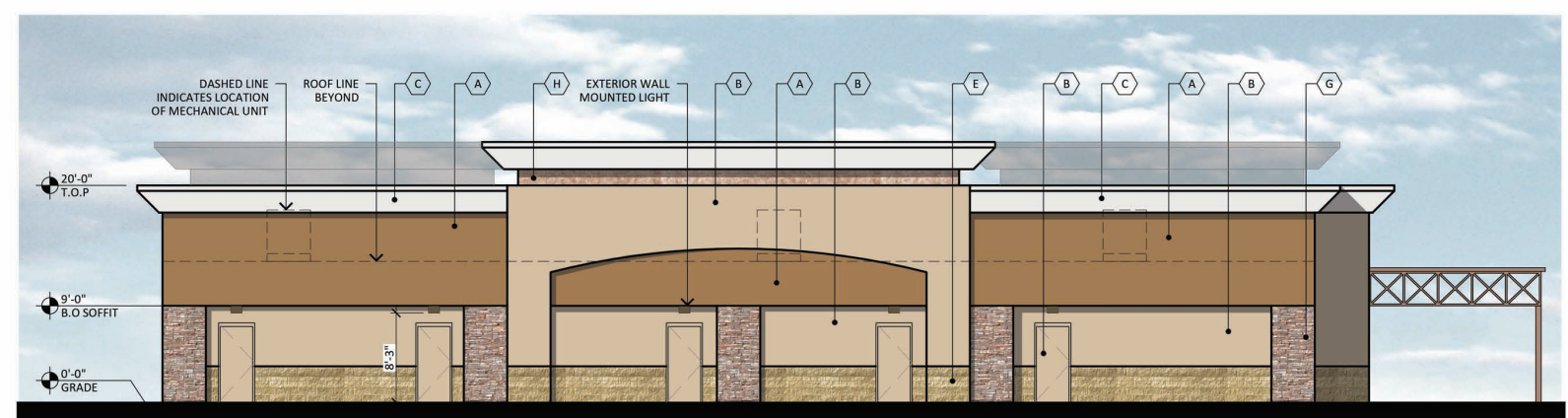
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

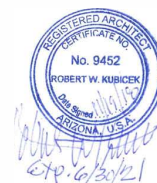
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

COOPER AND GUADALUPE RETAIL
NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
DATE: 11-16-2018 (PRELIMINARY)

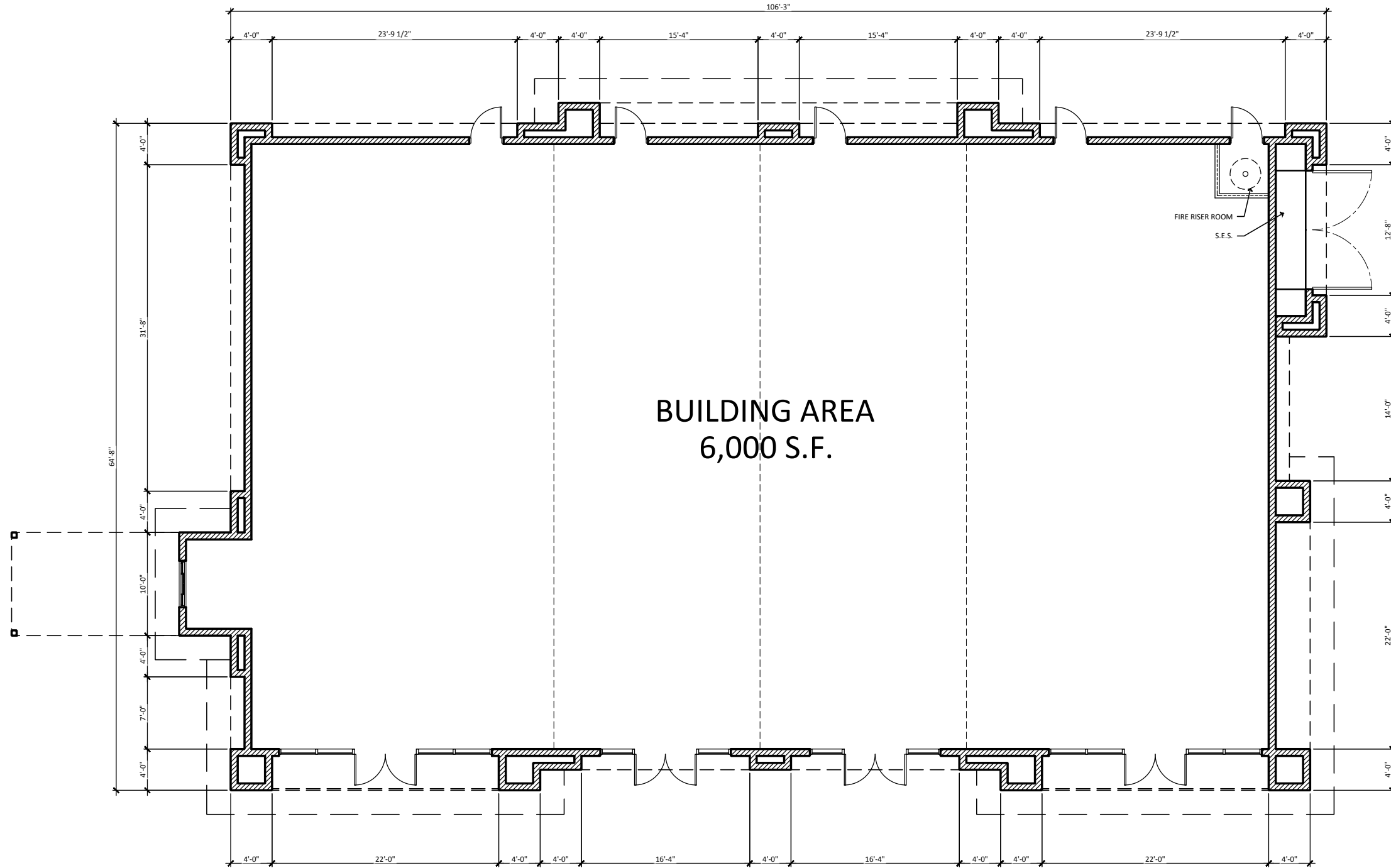


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BUILDING AREA
6,000 S.F.

FLOOR PLAN

SCALE: 3/16" = 1'-0"



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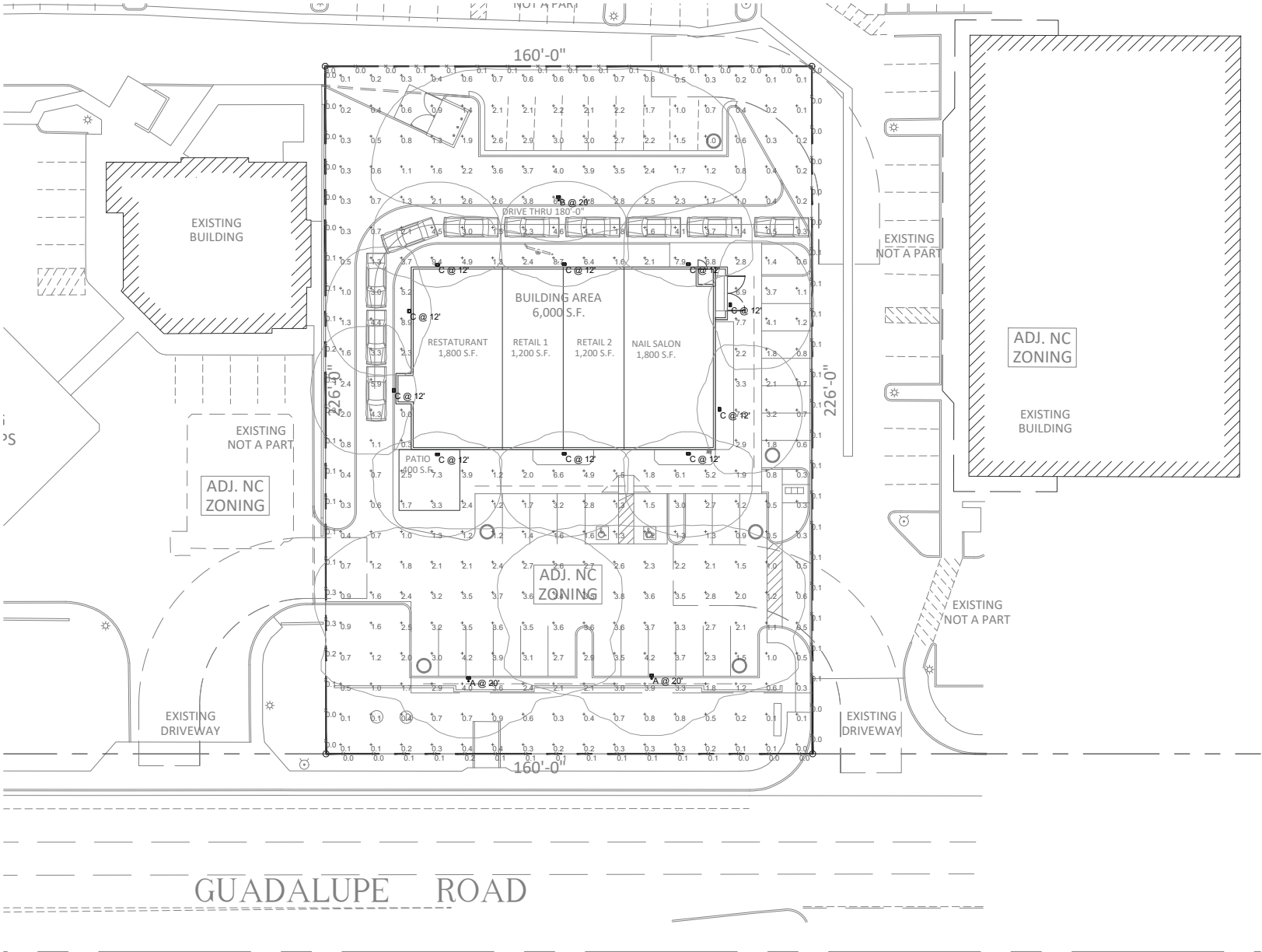


RKAA# 18207.00

COOPER AND GUADALUPE RETAIL
NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
DATE: 11-16-2018 (PRELIMINARY)

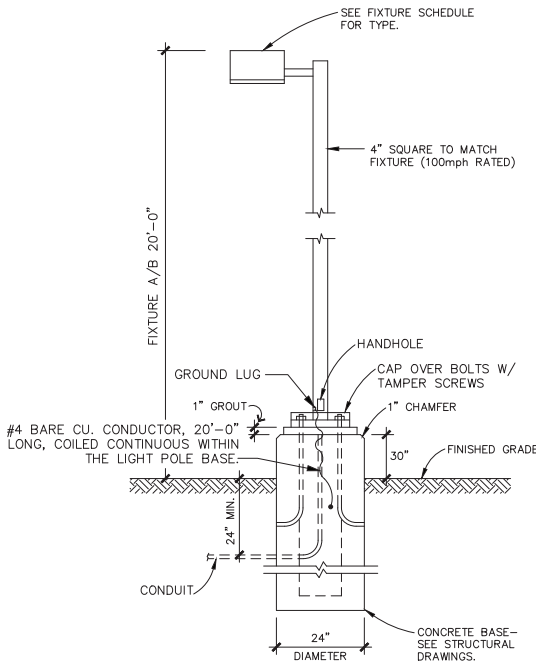


ARIZONA, U.S.A.
Date Signed: 6/30/21



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"



LIGHT POLE AND FIXTURE 'A' / 'B'

NOTE:
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS.
LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL
REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A
STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE
STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

N.T.S.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX0 LED P6 40K TFTM MVOLT HS / SSS 17.5' POLE WITH 2.5' BASE	DSX0 LED P6 40K TFTM MVOLT with houseside shield	LED	1	DSX0_LED_P6_40K_TFTM_MVOLT_HS.ies	12465	0.91	134
	B	1	Lithonia Lighting	DSX0 LED P6 40K T3M MVOLT HS / SSS 17.5' POLE WITH 2.5' BASE	DSX0 LED P6 40K T3M MVOLT with houseside shield	LED	1	DSX0_LED_P6_40K_T3M_MVOLT_HS.ies	12566	0.91	134
	C	10	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	WST_LED_P2_40K_VF_MVOLT.ies	3469	0.91	25

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PL FC @ 5' AFG	×	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
SITE FC AFG	+	2.0 fc	9.4 fc	0.0 fc	N/A	N/A



ARDEBILI
Engineering

Project Number: 18201 | Project Manager: OA
8100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251
P: 480.361.6269 | F: 480.247.4993 | ardebilieng.com

COOPER AND GUADALUPE RETAIL
NEC OF COOPER ROAD AND GUADALUPE ROAD
740 W GUADALUPE RD, GILBERT, AZ 85233
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D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.09 m²)

Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height: 7" (17.8 cm)

Weight (max): 16 lbs (7.3 kg)

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information										EXAMPLE: DSX0 LED P6 40K T3M NVOLT SPA DDBXD					
DSX0 LED															
Series	LEDs	Color temperature		Distribution		Voltage		Mounting							
DSX0 LED	Forward optics		30K	3000 K	TTS	Type I short	TSS	Type V short	NVOLT ¹	Shipped included					
	P1	P4	40K	4000 K	T2S	Type II short	TSM	Type V medium		120V ²	Square-pole mounting				
	P2	P5	50K	5000 K	T3M	Type II medium	TSM	Type V wide		240V ³	Round-to-pole mounting				
	P3	P6	ANBPC	Ambient photoperiod converted	T3S	Type III short	BLC	Backlight control		240V ⁴	WBA				
	Related optics				T3M	Type II medium	BCCO	Left corner cutoff		240V ⁵	SPRIMA				
	P10	P12	T4M	Type IV medium	BCCO	Right corner cutoff	277V ⁶	400V ⁷			Square-pole universal mounting adapter ⁸				
	P11	P13	T3TM	Forward throw medium								Round-to-pole universal mounting adapter ⁹			
			T3VS	Type V very short								Shipped separately			
												IMAR DDBXD U			
												Must use mounting bracket adapter (spike flash) ¹⁰			
Control options										Other options					
Shipped installed										Shipped installed					
NDZBZ ¹¹ Light 4th generation 2 enabled ¹²										PRRHFCEV Bi-LED, motor-to-pole, ambient sensor, 15-25 mounting height, ambient sensor enabled at 15-25 ¹³				DDBXD Dark bronze	
PER NEMA three foot landscape only (cannot ordered separately) ¹⁴										BLSD Bi-LED Bi-LED switched dimming, 50% ^{15,16}				DDBXD Black	
PERS Two wire landscape only (cannot ordered separately) ¹⁷										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Natural aluminum	
PER7 Two wire landscape only (cannot ordered separately) ¹⁹										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD White	
DAG 0-10V dimming (noted out back for housing for external control (cannot ordered separately) ²⁰										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Textured dark bronze	
PWR 0-10V dimming, ambient sensor, 8-15 mounting height, ambient sensor enabled at 8-15 ²¹										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Textured black	
PWRN 0-10V dimming, ambient sensor, 15-25 mounting height, ambient sensor enabled at 15-25 ²²										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Textured natural aluminum	
PWRHCEV Network, Bi-LED motor-to-pole/ambient sensor ²³										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Textured white	
PRRHFCEV Bi-LED, motor-to-ambient sensor, 15-25 mounting height, ambient sensor enabled at 15-25 ²⁴										PWRKSD3 Pwr. single dim. 100W, 150W, 200W ¹⁸				DDBXD Textured white	

LITHONIA LIGHTING One Lithonia Way • Cary, Georgia 30512 • Phone: 800.279.8041 • www.lithonia.com

WST LED Architectural Wall Sconce

Specifications Luminaire

Height: 8-1/2" (21.5 cm)

Width: 17" (43.0 cm)

Depth: 10-3/16" (26.7 cm)

Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a B-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information						EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD																	
WST LED																							
Series	Performance Package	Color temperature	Distribution		Voltage	Mounting																	
WST LED	P1	1,500 lumens package	27K	2700 K	VF	Visual comfort forward throw	MVOLT	27V															
	P2	3,000 lumens package	30K	3000 K	VW	Visual comfort wide	120V	34V															
	P3	6,000 lumens package	40K	4000 K			200V	48V															
			50K	5000 K			240V																
								Shipped included (Link) Surface mounting bracket															
								BBW Surface-mounted back box															
								PBBW Premium surface-mounted back box															
Options																							
FE	Photoelectric cell, button type	E7WC	Emergency battery backup cold, 7W ^{9,10}			Finish (optional)																	
PER	NEMA two-pin receptacle only	E7WNR	Remote emergency battery backup (remote 7W) ^{9,10}			DBRD	Dark bronze																
PERS	Five-wire receptacle only	E2WNR	Emergency battery backup 20W ^{9,10}			DBLD	Black																
PER7	Seven-wire receptacle only	E2WNR	Emergency battery backup cold, 20W ^{9,10}			DWHD	White																
DAG	0-10V dimming extend out back of housing for external control (no control)	E2WNR	Remote emergency battery backup (remote 20W) ^{9,10}			DSDD	Sandstone																
PWR	Motion/Ambient Light Sensor, 5-15' mounting height	LCE	Left side conduit entry			DBRD	Textured dark bronze																
PWRHCEV	Motion/Ambient sensor, 5-15' mounting height, ambient sensor enabled at 16'	RCE	Right side conduit entry			DBLD	Textured black																
PWRN	Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 16'		Shipped separately			DWHD	Textured natural aluminum																
SF	Single face (120, 177, 347V)	BSWP	Recessed back plate			DSDD	Textured white																
DF	Double face (206, 246, 480V)	VG	Vandal guard			DSDD	Textured sandstone																
DS	Dual switching	WG	Wire guard																				
E7WR	Emergency battery backup (7W)																						
Accessories																							
NOTES																							
1. MVOLT driver operates on any line voltage from 120-277V/50/60 Hz. Specify 120, 200, 240 or 277 options only when ordering with button type photo(P) or fusing (DF) or dual switching (DS).																							
2. Also available as a separate accessory, see accessories information.																							
3. Tap conduit entry standard.																							
4. Not available with E7WC, E7WC, E7WNR, E2WNR, E2WNR, or E2WNR. Use.																							
5. Not available with PER, PER, PER, PER, VCE, or VCE.																							
6. Not available with MVOLT option. Button photo(P) can be ordered with a dedicated voltage option. Single face (SF) requires 120, 277, or 347 voltage options.																							
7. Double face (DF) requires 200, 240, or 480 voltage options.																							
8. Not available with 347/480V.																							
9. Battery pack rated for 20° to 40°C.																							
10. Comes with PBBW.																							
11. Warranty period is 3 years.																							
12. Not available with BBW.																							
13. Must order with fixture, not an accessory.																							

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COMcheck Software Version 4.1.0.0

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: COOPER AND GUADALUPE RETAIL
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site: NEC COOPER AND GUADALUPE
740 W. GUADALUPE RD.
GILBERT, AZ 85233

Owner/Agent: RKA
2233 E. THOMAS RD.
PHOENIX, AZ 85016

Designer/Contractor: ARDEBILI ENGINEERING
8100 E. INDIAN SCHOOL RD.
SUITE 205
SCOTTSDALE, AZ 85251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	26466 ft ²	0.06	Yes	1588
Illuminated length of facade wall or surface	338 ft	2.5	No	845
Total Tradable Watts (a) =				1588
Total Allowed Watts =				2433
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking area (26466 ft ²): Tradable Wattage				
LED 1: A/B: SINGLE HEAD POLE: Other:	1	3	134	402
Illuminated length of facade wall or surface (338 ft): Non-tradable Wattage				
LED 2: C: WALL PACK: Other:	1	10	25	250
Total Tradable Proposed Watts =				402

Exterior Lighting PASSES: Design 82% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.1.0.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE

Name - Title

Signature

Date 11/16/18

Project Title: COOPER AND GUADALUPE RETAIL
Data filename: D:\Dropbox (Ardebili & Borum)\Ardebili Engineering\01_Projects\2018\184XX_RKA_Cooper and Guadalupe\04_Calculations\IECC_LTGcck

Report date: 11/16/18
Page 1 of 5



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